

WHEN RECORDED RETURN TO  
TOM LASSWELL  
LT 48 BLK 1, LT 13 BLK 3 LK CAVANAUGH  
MOUNT VERNON, WASHINGTON



200408040056  
Skagit County Auditor

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CHICAGO TITLE INSURANCE COMPANY

IC31711

5122592

STATUTORY WARRANTY DEED

Dated: JULY 16, 2004

THE GRANTOR

RICHARD EARL RATCLIFF, A MARRIED MAN

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN IRS 1031 TAX  
DEFERRED EXCHANGE

in hand paid, conveys and warrants to

TOM LASSWELL AND DIANE LASSWELL, HUSBAND AND WIFE

SKAGIT

the following described real estate situated in the County of ~~SNOWDON~~ State of Washington:  
Tax Account Number(s):

3938-001-048-0003 AND 3938-003-013-0000

LOT 48, BLOCK 1, IN LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, AS PER  
PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

LOT 13, BLOCK 3, IN LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, AS PER  
PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY  
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED  
HEREIN.

4081  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 04 2004

Amount Paid \$ 4236.40  
Skagit Co. Treasurer  
By *Sp* Deputy

*Richard Earl Ratcliff by  
Kathryn Strother Ratcliff*

RICHARD EARL RATCLIFF BY KATHRYN STROTHER  
RATCLIFF, HIS ATTORNEY-IN-FACT

*his attorney-in-fact*

SWD/RDA/0899

STATE OF CONNECTICUT, COUNTY OF SS. TOWAND  
ON THIS 21 DAY OF JULY, 2004, BEFORE ME  
PERSONALLY APPEARED KATHRYN STROTHER RATCLIFF TO ME KNOWN TO BE THE  
INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT  
FOR RICHARD EARL RATCLIFF AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS  
HER FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID  
PRINCIPAL FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH  
STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS  
INSTRUMENT HAS NOT BEEN REVOKED AND THAT SAID PRINCIPAL IS NOW LIVING  
AND IS NOT INSANE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE  
WRITTEN.

**ELAINE MORGANSON**  
**NOTARY PUBLIC**

Elaine Morganson  
NOTARY SIGNATURE MY COMMISSION EXPIRES 6/30/07

PRINTED NAME: ELAINE MORGANSON  
NOTARY PUBLIC IN AND FOR THE STATE OF CONNECTICUT  
RESIDING AT STORRS, CT. MY COMMISSION EXPIRES 6/30/07



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**EXHIBIT "B"**

**SCHEDULE B-001**

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 30, 1937 and October 17, 1938  
Auditor's No(s): 288266 and 306699, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Construction and maintenance of a road for forest protection purposes

**Note:** Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: October 3, 1945  
Auditor's No(s): 383721, records of Skagit County, Washington  
In favor of: English Lumber Company  
For: Right of way

**Note:** Exact location and extent of easement is undisclosed of record.

Restrictions contained on the face of said plat, as follows:

- A. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance to the neighborhood.
- B. Not lots shall be used for commercial business or manufacturing purposes.
- C. No building shall be constructed closer than 10 feet to any lot boundary.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change of the line of high water of Lake Cavanaugh OR due to said lake having shifted or changed its line of high water. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the lake, if navigable.

Record of Survey recorded June 7, 2004, under Auditor's File No. 200406070180, records of Skagit County, Washington.

- END OF SCHEDULE B-001 -



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